1431 N. ROCHESTER ROAD
CONDITIONAL USE
PCU2026-0007
NB NEIGHBORHOOD BUSINESS DISTRICT

City of Rochester Hills
Planning Commission
October 20, 2026

1431 N. ROCHESTER ROAD CONDITIONAL USE PCU2026-0007

Site

Don Armando's Mexican Cuisine, 1431 N. Rochester Rd., located on the west side of Rochester Rd, and south of Tienken in an outlot within the North Hill shopping center

Request

The applicant has filed for a Conditional Use Permit to allow for alcoholic beverage sales for onsite alcoholic beverage consumption as a part of an existing restaurant located within the North Hill shopping center.



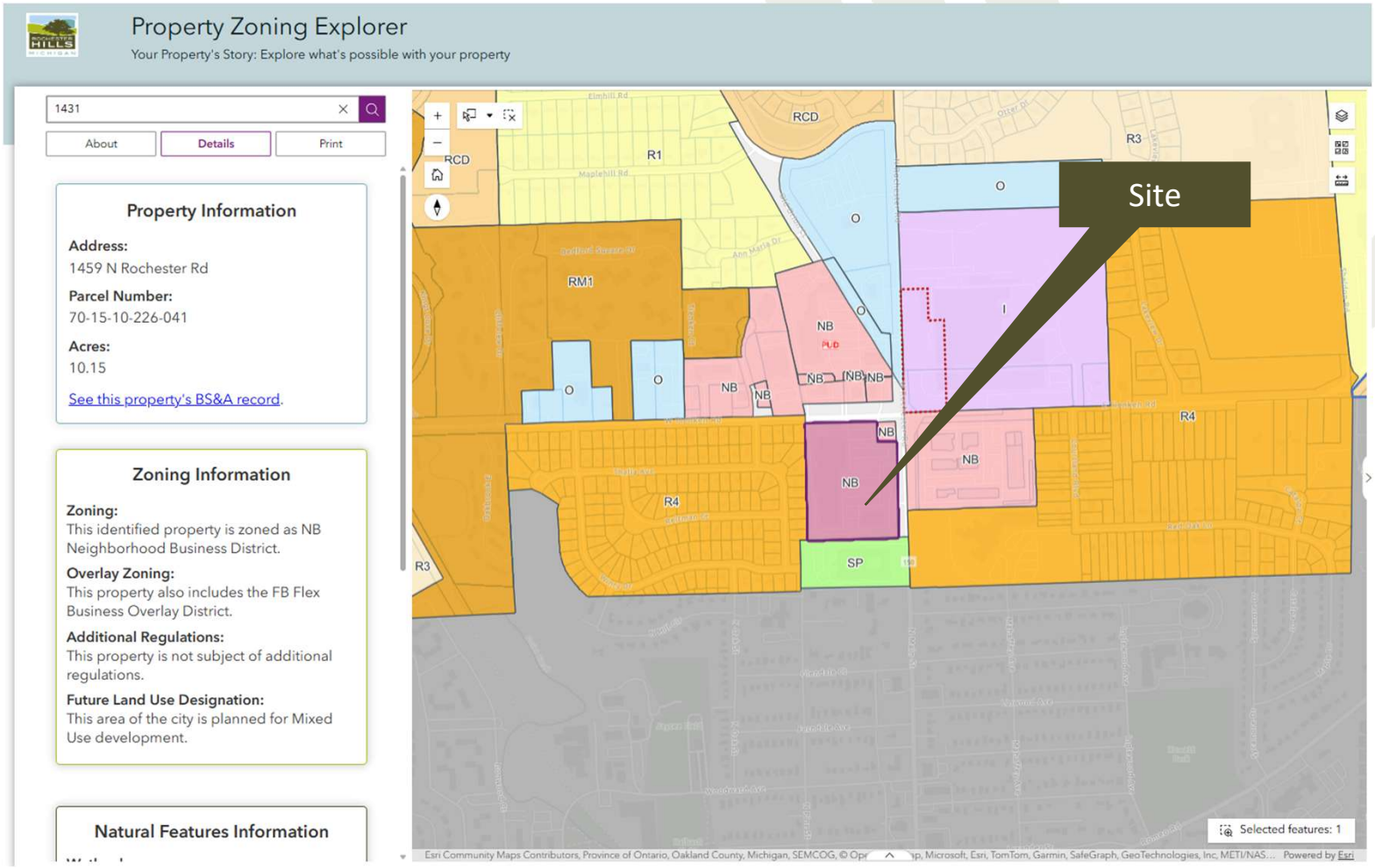
1431 N. ROCHESTER ROAD
CONDITIONAL USE
PCU2026-0007



1431 N. ROCHESTER ROAD
CONDITIONAL USE
PCU2026-0007



1431 N. ROCHESTER ROAD CONDITIONAL USE PCU2026-0007



1431 N. ROCHESTER ROAD CONDITIONAL USE PCU2026-0007

Restaurant

- Family orientated Mexican restaurant offering dine in, carry out and catering serving a variety of street tacos and taco dinners, burritos, gorditas, quesadillas, enchiladas, fajitas, and bowls/soups.

Hours of Operation

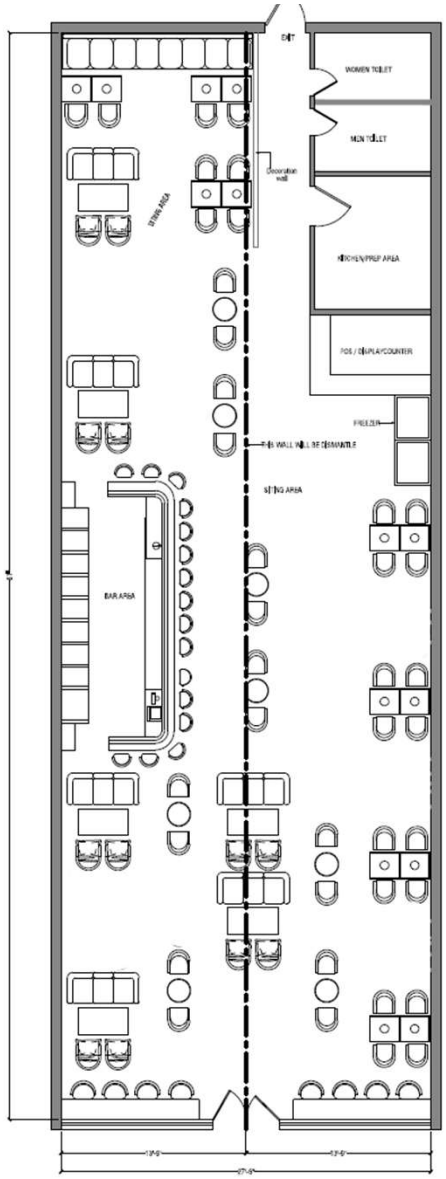
- The applicant has noted that the subject location is open from 11:00 a.m. to 9:00 p.m., Sunday through Thursday and 11:00 a.m. to 10 p.m. on Friday and Saturday.

Size/Seating

- Current tenant space is the third tenant space from the west side of the building (south building of North Hills shopping center) and is approximately 2,187 square feet in size (given the dimensioned floor plan).
- Seating currently is for approximately 45 persons in a mix of tables and casual seating areas. If approved, the applicant intends to expand to approximately 100 person seating capacity by expanding use into the abutting tenant space
- No outdoor seating noted

Experience

The existing restaurant has been open since 2025



1431 N. ROCHESTER ROAD CONDITIONAL USE PCU2026-0007

Restaurant

- Family orientated Mexican restaurant offering dine in, carry out and catering serving a variety of street tacos and taco dinners, burritos, gorditas, quesadillas, enchiladas, fajitas, and bowls/soups.

Hours of Operation

- The applicant has noted that the subject location is open from 11:00 a.m. to 9:00 p.m., Sunday through Thursday and 11:00 a.m. to 10 p.m. on Friday and Saturday.

Size/Seating

- Current tenant space is the third tenant space from the west side of the building (south building of North Hills shopping center) and is approximately 2,187 square feet in size (given the dimensioned floor plan).
- Seating currently is for approximately 45 persons in a mix of tables and casual seating areas. If approved, the applicant intends to expand to approximately 100 person seating capacity by expanding use into the abutting tenant space
- No outdoor seating noted

Experience

The existing restaurant has been open since 2025



1431 N. ROCHESTER ROAD CONDITIONAL USE PCU2026-0007

Restaurant

- Family orientated Mexican restaurant offering dine in, carry out and catering serving a variety of street tacos and taco dinners, burritos, gorditas, quesadillas, enchiladas, fajitas, and bowls/soups.

Hours of Operation

- The applicant has noted that the subject location is open from 11:00 a.m. to 9:00 p.m., Sunday through Thursday and 11:00 a.m. to 10 p.m. on Friday and Saturday.

Size/Seating

- Current tenant space is the third tenant space from the west side of the building (south building of North Hills shopping center) and is approximately 2,187 square feet in size (given the dimensioned floor plan).
- Seating currently is for approximately 45 persons in a mix of tables and casual seating areas. If approved, the applicant intends to expand to approximately 100 person seating capacity by expanding use into the abutting tenant space
- No outdoor seating noted

Experience

The existing restaurant has been open since 2025

SITE PLAN



1431 N. ROCHESTER ROAD CONDITIONAL USE PCU2026-0007

SECTION 138-2.302 - Standards for Conditional Use Approval and Other Discretionary Decisions

For decisions on conditional uses referred to in subsection (a) of this section and in all other instances in this ordinance where discretionary decisions must be made by a board, commission or official, including decisions on site plans, the requirements and standards as particularly set forth in this ordinance concerning the matter for decision shall be followed, and such discretionary decision shall also be based upon the findings that the conditional use will:

A. Promote the intent and purpose of this ordinance.
B. Be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole.
C. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainageways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
D. Not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
E. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.